

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Kathy C. Rodgers and Joe B. Rodgers
701 Talon Cv
Birmingham, AL 35242

WARRANTY DEED

20160831000315930
08/31/2016 12:06:57 PM
DEEDS 1/2

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Five Thousand And No/100 Dollars (\$275,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Maureen Small, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kathy C. Rodgers and Joe B. Rodgers (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 36, according to the Map and Survey of Amended and corrected map of Eagle Trace, Phase 1, recorded in Map Book 29, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Seventy Thousand Nineteen And No/100 Dollars (\$270,019.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 30, 2016.

Maureen Small
Maureen Small

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maureen Small, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 30th day of August, 2016.

Cassy L. Dailey
Notary Public
My commission expires: 6/4/18



20160831000315930 08/31/2016 12:06:57 PM DEEDS 2/2

Grantor's Name	Maureen Small	Grantee's Name	Kathy C. Rodgers and Joe B. Rodgers
Mailing Address	701 Talon Cv Birmingham, AL 35242	Mailing Address	600 Corporate Ridge Drive Birmingham, AL 35242
Property Address	701 Talon Cv Birmingham, AL 35242	Date of Sale	August 30, 2016
		Total Purchase Price	\$275,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other:
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Maureen Small, 701 Talon Cv, Birmingham, AL 35242.

Grantee's name and mailing address - Kathy C. Rodgers and Joe B. Rodgers, 600 Corporate Ridge Drive, Birmingham, AL 35242.

Property address - 701 Talon Cv, Birmingham, AL 35242

Date of Sale - August 30, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: August 30, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/31/2016 12:06:57 PM
\$23.00 CHERRY
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